

FOR LEASE

AVIATOR BUSINESS PARK LOT 10

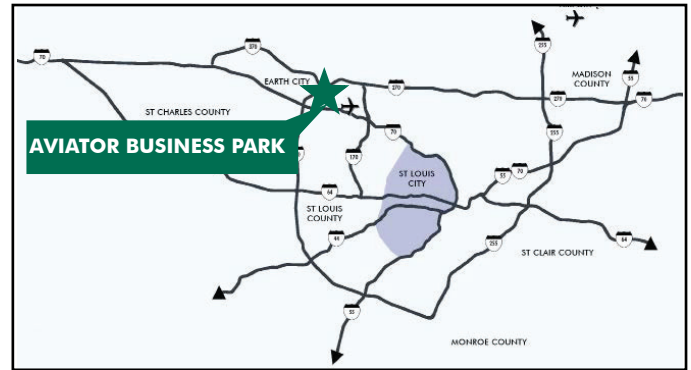
INTERSTATE 270 & N. LINDBERGH BOULEVARD
ST. LOUIS (HAZELWOOD), MISSOURI 63042

±548,850 SF CROSS-DOCKED SPECULATIVE DISTRIBUTION BUILDING



PROPERTY INFORMATION

- + ±548,850 sq. ft. cross-docked distribution building to be built at Aviator Business Park
- + Divisible to ±150,000 sq. ft.
- + 32' clear ceilings
- + 50' x 50' column spacing
- + ESFR sprinkler system
- + Rail service available via Norfolk Southern
- + Building will have 25-year real estate tax abatement
- + Initial property taxes of \$0.14/sq. ft.



LEASE RATE: \$4.50/SQ. FT., NNN



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BUILDING SPECIFICATIONS

Building Specifications	
Space Available:	548,850 sq. ft.
Building Type:	Cross docked distribution/warehouse facility with estimated completion by Q2 2017
Office Finish:	BTS
Clear Heights:	32' clear at the first column line inside the dock wall
Loading:	82 dock doors (knock out panels available for additional doors) Four (4) 12' wide x 14' high drive-in doors
Building Dimensions:	470' deep x 1170' long
Column Spacing:	50' x 50'
Rail:	Available via Norfolk Southern
Sprinkler:	ESFR
Floor:	7" thick non-reinforced concrete slab on grade over 4" of granular base
Truck Court:	8" of non-reinforced concrete pavement over 4" of granular base
Car Parking:	133 car spaces
Trailer Parking:	108 stalls
Lighting:	T-5 energy efficient fluorescent fixtures
Taxes:	25-year real estate tax abatement with initial property taxes of \$0.14/SF

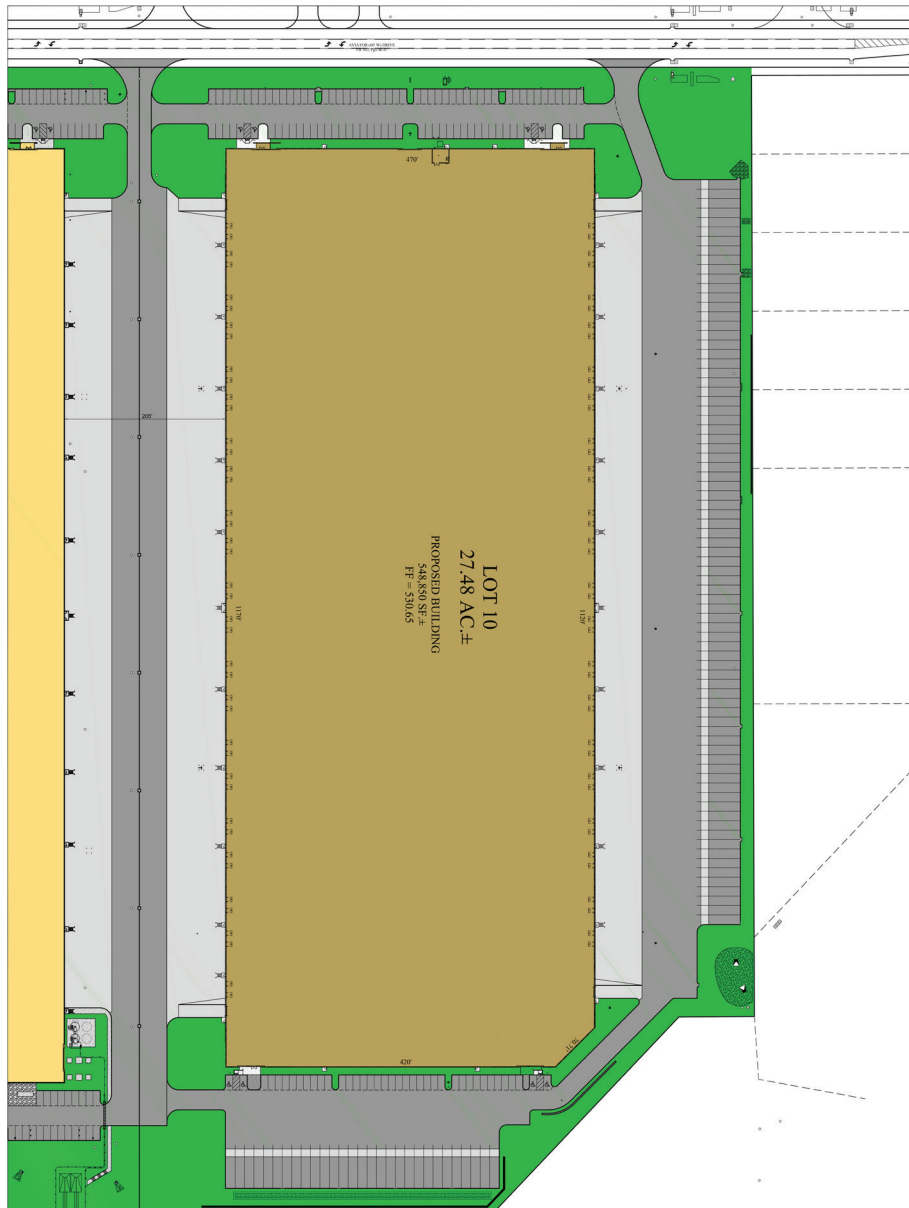
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SITE PLAN



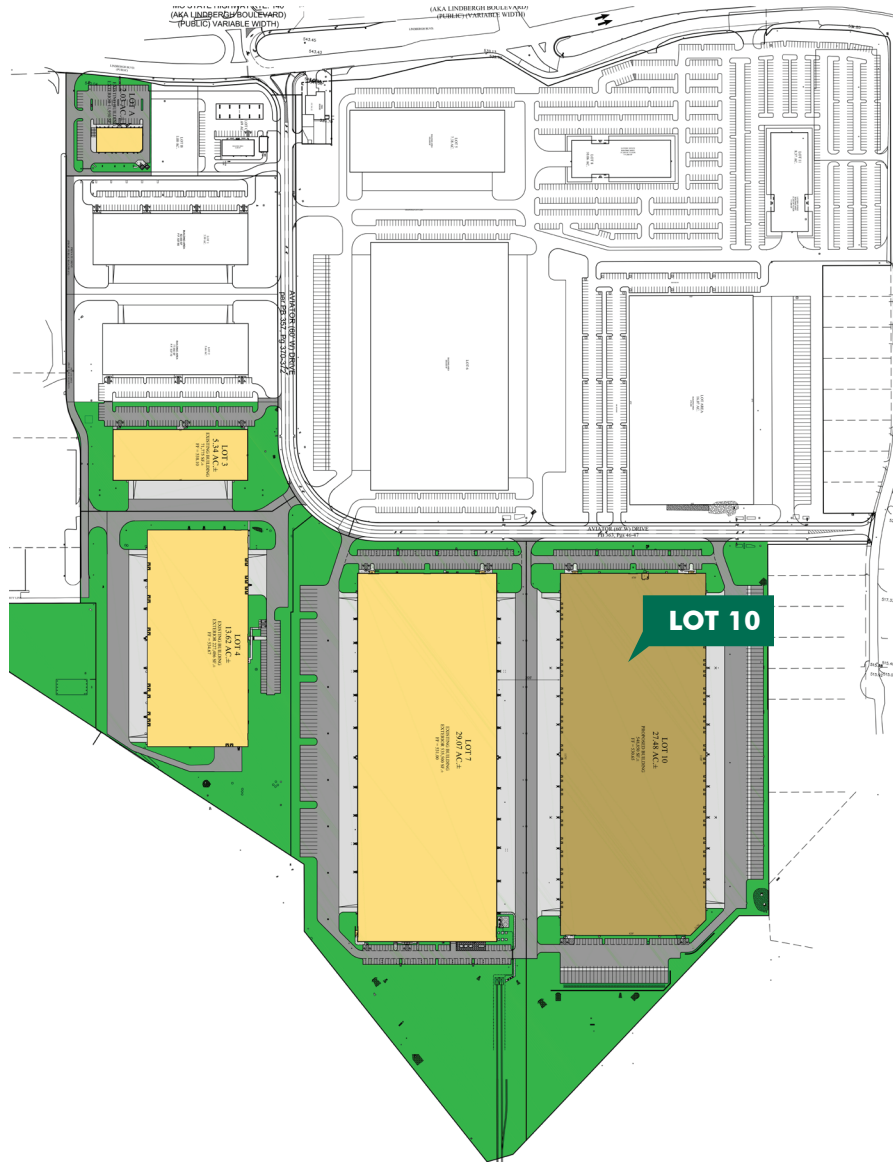
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OVERALL PARK



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AERIAL MAP



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